

Staff Report # PB2004-0094s

Description: SEQRA & Site Plan Review of a proposal to convert a carriage house into a 2nd floor dwelling unit. Project location is 533 Second Avenue, at 114th Street. Applicant is Michael Flynn, PO Box 64, Troy, NY 12181.

Analysis: The submitted site plan and information, in the staff's opinion meets or exceeds the minimum standard for Site Plan Review for **Minor** projects and is recommended for review on the **Consent** agenda.

Copies of the site plan have been circulated to other city staff for review. The following comments have been raised:

Planning Staff comments:

1. Applicant shall keep window design with divided lights and appropriate dark color when replacing windows.
2. Applicant shall install residential appropriate lighting above each entrance and egress.
3. Applicant shall repair chimney by repointing and replacing any failing bricks.
4. Applicant shall remove all vines inhibiting flow of water to the gutters and make any necessary repairs to the gutter system.
5. Applicant shall re-level existing slate sidewalk west of the garage door to be even with the driveway entrance. Applicant shall contact engineering department regarding sidewalk curbing at alleyway.
6. Applicant shall submit elevation drawings of rear addition and changes for planning department review.
7. Applicant shall submit a **Revised Site Plan** to the Planning Department with inclusion of the elements listed above as recommended by the Planning Board.

Zoning Board of Appeals action: Pursuant to the Permit Denial Form issued by the Bureau of Code Enforcement, action by the Zoning Board of Appeals of the City of Troy is required in the form of a Major Area Variance for parking deficiency and setback deficiency to be heard December 23rd, 2004.

S.E.Q.R.A.: Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an UNLISTED action. The applicant has completed an Environmental Assessment Form (E.A.F.), which indicates that no significant impact to the environment is likely to occur as a result of the proposed action. Based upon this information, staff recommends that the Board make the following determination:

The Commission finds this proposal to be subject to the S.E.Q.R.A.; no Federal agencies are involved, no other agencies are known to be involved, it is considered to be an UNLISTED action per 6 N.Y.C.R.R. Part 617; and based upon the submission of an Environmental Assessment Form, adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal.

Conclusion: Planning Staff recommends the site plan proposal be reviewed on the **Consent** agenda at the December 9th, 2004 Planning Board meeting.

Prepared for the scheduled public hearing: 12/09/04
Prepared by: AP